

## **ORDINANCE #07-14**

### **AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on July 10, 2007, and considered recommendations from Town staff concerning revisions to Appendix A Sign Regulations in the Town of Nolensville Zoning Ordinance,

WHEREAS, The Town of Nolensville Planning Commission discussed how the Zoning Ordinance could be amended to reflect that the overall intent of these regulations is to emphasize that height, size, and design restrictions are narrowly tailored to serve significant government interest; that being traffic safety, aesthetics, and economics, while maintaining a content neutral approach. “The enhancement of pedestrian environments, the creation of attractive gateways, and the strengthening of the overall vitality and image of the community are all helped by adopting a good set of sign regulations” as referenced in the publication of the American Planning Association (2001) entitled Context-Sensitive Signage Design.

WHEREAS, the Town of Nolensville Planning Commission has recommended certain amendments of the zoning text concerning sign regulations to the Town of Nolensville Board of Mayor and Aldermen,

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on September 6, 2007, thereon; and

WHEREAS, The Board of Mayor and Aldermen determines that it is in the best interest of the citizens and residents of the Town to revise the Ordinance 04-09, Appendix A Sign Regulations, to reflect updated Goals and Intent of Sign Regulations that develops sign specifications that if left unregulated can result in visual clutter, can cause confusion for drivers, and can cause interference with the efforts to establish a desirable community identity, and

WHEREAS, The Board of Mayor and Aldermen determines that it is vitally important to the Town of Nolensville to preserve important views to other natural features as set forth in Appendix E Design Review Manual; to set signage in a strong landscaped surrounding; to ensure that signage does not detract from the sense that Nolensville’s environment is a continuous landscape; and, to assist in the implementation of Goals for Community Appearance and Character in Appendix E, Design Review Manual; to preserve and enhance the existing small town character of Nolensville while creating a strong sense of town identity and community or “sense of place”.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD AND MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Section 1:

Article 1.1.0 PURPOSE that reads as follows:

The purpose of this section is:

- A. To maintain public safety and traffic safety by ensuring that signs are properly designed, constructed, installed and maintained;
- B. To minimize the distractions and obstructions of view that contribute to traffic hazards and endanger public safety;
- C. To protect existing development and promote high standards of quality in new development by encouraging appropriately designed, placed and sized signage;
- D. To provide an effective guide for communication identification through signage while preventing signs from dominating the visual appearance of the areas in which they are located.

**Shall be revised to read as follows:**

The purpose of this section is:

Goal and Intent of Sign Regulations:

To develop sign specifications that left unregulated can result in visual clutter, can cause confusion for drivers, and can cause interference with the efforts to establish a desirable community identity.

To develop mandatory commercial design guidelines that promote high standards of design appropriate in scale, appearance and use for a small town, as stated in Goal #1 in the Town's Land Use Policy Plan.

“Successful urban design involves the encouragement of projects that enhance the physical setting. Streetscape enhancements, including landscaping, street furnishings, public art, and signage, can be powerful in establishing a sense of place...Taking a holistic approach to all aspects of the built environment results in a place that many people can benefit from in tangible ways. When a place feels cared for, people enjoy spending time there, and purchasing goods and services. By the same token, businesses feel comfortable investing in such a location. In this sense, the issues of urban design in general and sign design in particular are not just aesthetic, but economic as well.” Excerpted from Context-Sensitive Signage Design, published by American Planning Association, 2001, pp. 40-41.

The overall intent of these regulations is to emphasize that height, size, and design restrictions are narrowly tailored to serve significant government interest; that being traffic safety, aesthetics, and economics, while maintaining a content neutral approach. “The enhancement of pedestrian environments, the creation of attractive gateways, and the strengthening of the overall vitality and image of the community are all helped by adopting a good set of sign regulations” as referenced in the publication of the American Planning Association (2001) entitled Context-Sensitive Signage Design.

Objectives:

- A. To maintain public safety and traffic safety by ensuring that signs are properly designed, constructed, installed and maintained;
- B. To minimize the distractions and obstructions of view that contribute to traffic hazards and endanger public safety;
- C. To protect existing development and promote high standards of quality in new development by encouraging appropriately designed, placed and sized signage;
- D. To provide an effective guide for communication identification through signage while preventing signs from dominating the visual appearance of the areas in which they are located.
- E. To preserve important views to other natural features as set forth in Appendix E Design Review Manual.
- F. To set signage in a strong landscaped surrounding to be more visible than a cacophony of uncontrolled messages.
- G. To ensure that signage does not detract from the sense that Nolensville’s environment is a continuous landscape.
- H. To assist in the implementation of Goals for Community Appearance and Character in Appendix E, Design Review Manual.
- I. To preserve and enhance the existing small town character of Nolensville while creating a strong sense of town identity and community or “sense of place”.
- J. Encourage the development of good sign regulations for both aesthetic and economic purposes which enhance the physical setting, encourages people to use the local businesses and businesses to invest in the local community.

Section 2:

Article 1.2.0 Definitions shall be amended to delete the definition of Off-premises sign; and to add a definition of electronic message board as stated below:

Electronic message board – Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and their rate of change is electronically programmed and can be modified by electronic processes.

### Section 3:

Article 1.4.0 H EXEMPT SIGNS that reads:

- K. Incidental signs not exceeding four square feet per face. Such incidental signs shall not number more than three (3) per site.

**Shall be amended to read as follows:**

- K. Incidental signs not exceeding four square feet per face. Such incidental signs shall not number more than three (3) per site. "Now hiring" signs shall be considered incidental signs for these purposes.

### Section 4:

Article 1.5.1 PROHIBITED SIGNS that reads as follows;

- A. Signs, which obstruct free ingress to or egress from a required door, window, fire escape or other required exit way.
- B. Signs and/or sign structures, which obstruct the view of, may be confused with, or purport to be, a governmental or traffic direction/safety sign.
- C. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals.
- D. Snipe signs erected on public property or on private property (such as private utility poles) located on public property, other than signs erected by a public authority for public purposes or as otherwise approved by the Town Board of Aldermen.
- E. Off-premises signs, except those otherwise provided for in this article.
- F. Signs, which contain any moving, flashing, animated lights, visible moving or movable parts, or giving the appearance of animation.
- G. Signs or sign structures other than freestanding and vertical wall extension, any portion of which extends above the parapet, building roofline or canopy against which the sign is located.
- H. Except as otherwise provided, no sign shall be permitted in the public right-of-way except those authorized or issued by a public agency or regulated utility.
- I. Abandoned or dilapidated signs.
- J. Signs mounted on a roof.
- K. Portable signs, unless temporary as provided for in this article.
- L. Inflatable signs.
- M. Internally lit signs, except in the CS and OI Zone.
- N. Billboards.
- O. Banners, pennants, festoons, and balloons, except those otherwise provided for in this article.

**Shall be amended to delete the listings of off-premises signs and billboards to include the CR for internally lit signs, and shall then read as follows:**

- A. Signs, which obstruct free ingress to or egress from a required door, window, fire escape or other required exit way.
- B. Signs and/or sign structures, which obstruct the view, may be confused with, or purport to be, a governmental or traffic direction/safety sign.
- C. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals.
- D. Signs erected on public property or on private property (such as private utility poles) located on public property, other than signs erected by a public authority for public purposes or as otherwise approved by the Town Board of Mayor and Aldermen.
- E. Signs, which contain any moving, flashing, animated lights, visible moving or movable parts, or giving the appearance of animation.
- F. Signs or sign structures other than freestanding and vertical wall extension, any portion of which extends above the parapet, building roofline or canopy against which the sign is located.
- G. Except as otherwise provided, no sign shall be permitted in the public right-of-way except those authorized or issued by a public agency or regulated utility.
- H. Abandoned or dilapidated signs.
- I. Signs mounted on a roof.
- J. Portable signs, unless temporary as provided for in this article.
- K. Inflatable signs.
- L. Internally lit signs, except in the CS, CR and OI Zone.
- M. Banners, pennants, festoons, and balloons, except those otherwise provided for in this article.
- N. Signs that are painted on the façade of a building.
- O. Window signs that serve as the general business sign and exceed the incidental size allowance.

**Section 5:**

Article 1.6.5 that reads as follows:

**1.6.5 Sign Illumination** Permitted methods of illumination may be divided into several types as described below. All signs shall be engineered in compliance with applicable portions of the Town's building and electrical codes. All electrical service to ground mounted signs shall be placed underground. Electrical service to all other signs shall be concealed from public view.

- A. **Indirect Illumination.** The sign has neither an internal light nor an external source, which is intended to specifically light that sign. Rather, the sign depends on the general lighting of the area (e.g., parking lot, traffic or pedestrian areas) for illumination.

- B. Internal Message. The sign is made of metal, wood or other material that is not translucent, and the message is cut out of the material and replaced with a translucent material. The sign's light source is located inside the sign. Internal message signs shall only be permitted in the CS and OI zoning districts.
- C. Internally Lit Sign. The sign is made of translucent material with internal lights.
  - 1. Internally lit signs shall only be permitted in the CS and OI zoning districts.
  - 2. Internally lit signs are only permitted if the sign background is a dark color and the lettering and/or graphics are a light color. White, off-white, clear or yellow backgrounds are not permitted on internally lit signs.
- D. Backlit Signs. The message is raised beyond both the sign's background and the cover-lighting sources, which illuminate the background, producing a silhouette effect around the sign message.
- E. Externally Lit Signs. Spotlights specifically directed at it lights the sign. The spotlights shall be fully shielded so that they are not visible from roads or adjoining property.

**Shall be amended to delete “Backlit Signs”, amend section C and add new section E and shall read as follows:**

**1.6.5 Sign Illumination** Permitted methods of illumination may be divided into several types as described below. All signs shall be engineered in compliance with applicable portions of the Town's building and electrical codes. All electrical service to ground mounted signs shall be placed underground. Electrical service to all other signs shall be concealed from public view.

- A. Indirect Illumination. The sign has neither an internal light nor an external source, which is intended to specifically light that sign. Rather, the sign depends on the general lighting of the area (e.g., parking lot, traffic or pedestrian areas) for illumination.
- B. Internal Message. The sign is made of metal, wood or other material that is not translucent, and the message is cut out of the material and replaced with a translucent material. The sign's light source is located inside the sign. Internal message signs shall only be permitted in the CS and OI zoning districts.
- C. Internally Lit Sign. The sign is made of translucent material with internal lights.
  - 1. Internally lit signs shall only be permitted in the CS, **CR**, and OI zoning districts.
  - 2. Internally lit signs are only permitted for wall signs if the sign background is a dark color and with white lettering and/or graphics are white color. Freestanding signs shall not use internal illumination.

- D. Externally Lit Signs. Spotlights specifically directed at it lights the sign. The spotlights shall be fully shielded so that they are not visible from roads or adjoining property.
- E. Electronic Message Boards are allowable for public and semi-public uses only and are required to have 1) black background with messages in white lights, 2) the number of message changes are limited to one per day, 3) such sign is within the total amount of allowable area for the freestanding sign of that use, and 4) the electronic message board shall not be larger than 25% of the total freestanding sign face per side.

Section 6:

Article 1.6.6 Material and Style that reads as follows:

**1.6.6 Material and Style** The material and style of signs shall be subject to the following:

- A. Signs shall not have mirrored backgrounds.
- B. Signs shall not be in the shape of a commercial sponsor or motif (soda bottles, hamburgers or other figures) or other outdoor commercial displays except in the historic district when expressly permitted by the Historic District Commission.

**Shall be amended to read as follows:**

**1.6.6 Material, Color, and Style** The material and style of signs shall be subject to the following:

- A. Signs shall not have mirrored backgrounds.
- B. Signs shall not be in the shape of a commercial sponsor or motif (soda bottles, hamburgers or other figures) or other outdoor commercial displays except in the historic district when expressly permitted by the Historic Zoning Commission.
- C. Sign materials shall be compatible with proposed building materials for new buildings and will be harmonious with the requirements in Appendix E, Design Review Manual. The frame of the sign for freestanding signs for new buildings shall be of the same material as the building as much as possible and shall match the architecture of the building.

The following materials may be allowed, if appropriate to the design.

Brick

Natural stone, including panels. Natural materials favored; but use of imitation stone is acceptable.

Stained split-face block.

Wood

EIFS or similar, in conjunction with brick, split-face block or stone.

Metal panels, when used in combination with brick, split-face block or stone.

Plastic, or other synthetic materials, when used in combination with brick, split-face block, or stone.

The following material prohibited for sign backgrounds, frames, supports, and ornamentation:

Exposed metal poles. Poles shall be enclosed by a masonry veneer.

Smooth face concrete blocks, whether painted or unpainted.

Metal panels, when used without brick, split-face block, or stone.

Plastic or other synthetic materials when used without brick, split-face block, or stone.

- D. The color of the background shall be uniform on entire sign and letters shall be uniform on entire sign with dark background and color of letters shall be uniform on entire sign. If more than one sign is used, as in the case of a corner with two (2) frontages, both signs shall be uniform in color. All signs shall contain white lettering unless there is not enough contrast with the building surface material for reasonable legibility. In such cases, black lettering shall be used. Primary colors shall be prohibited and the use of high-intensity, or metallic colors shall be prohibited. Colors shall not be used as a form of advertising even though such color may be a trademark. Applicants shall request approval by the Planning Commission be made for any deviations from the requirements in this article (1.6.6).
- E. Signage in the same development and/or using a common entrance is required to be coordinated between the multiple uses to achieve compatibility of materials and colors in signage.
- F. Individual tenant signs shall be mounted to the main sign. In no case shall individual tenant signs be allowed to hang from the main sign. Individual tenant signs must be identical in size, shape, material and color. The size of tenant signs shall be no taller than nine (9) inches and shall be the width of the main sign background. However, where the entrance to an individual tenant's business fronts on a private street, and tenant may have a separate sign, not to exceed four square feet in size, in lieu of any other signage. This sign, which must front on the private street, will be deducted from the total sign area allowed for the site.
- G. Town staff shall maintain visual samples of sign illustrations that comply with sign design standards set forth in this Appendix A.

## Section 7:



Article 1.6.7 Maintenance that reads as follows:

**1.6.7 Maintenance** All signs shall be maintained in good condition at all times. Signs, which are obsolete in information, defaced, missing some portion, peeling or cracking shall be deemed in disrepair. The Town shall give 30 days written notice for the owner to comply with maintenance requirements. Should the owner and/or property occupant fail to comply within the prescribed period, the Town may remove (or cause to be removed) the sign with the cost of removal charged to the owner.

**Shall be changed to read as follows in order to reflect the change in 1.7.2 that calls for landscaping freestanding signage:**

**1.6.7 Maintenance** All signs, including related landscaping areas, shall be maintained in good condition at all times. Signs, which are obsolete in information, defaced, missing some portion, peeling or cracking shall be deemed in disrepair. The Town shall give 30 days written notice for the owner to comply with maintenance requirements. Should the owner and/or property occupant fail to comply within the prescribed period, the Town may remove (or cause to be removed) the sign with the cost of removal charged to the owner.

Section 8:

**Articles 1.7.1 B and 1.7.1 C that read as follows:**

- A. **Residential.** Residential subdivisions may erect freestanding identification signs. Such signs shall be located at the primary entrance(s) to the development/subdivision or at the beginning of the street upon which the development/subdivision connects directly to an arterial or collector street. Upon approval by the planning commission, a subdivision sign may be erected in a recorded sign easement provided that it does not pose a traffic hazard. Such signs shall be administered and maintained by an established homeowner's association or maintenance organization. Signs for such developments shall not exceed 50 square feet of sign face divided among not more than four (4) sign faces. No single sign face shall exceed 15 square feet. Such signs shall not be internally lit. The maximum height of a subdivision entrance sign shall be six feet.
- B. **Large Commercial.** Commercial developments, which contain more than 10,000 square feet of heated floor space open to the public shall be, permitted one (1) freestanding sign per site entrance but no more than two (2) identification signs for the development. Such signs shall have no more than 140 square feet of sign face divided among not more than four (4) sign faces for the development. No single sign face shall exceed 60 square feet.
- C. **Small Commercial.** Commercial developments, which contain less than 10,000 square feet of heated floor space open to the public shall be, permitted one (1) freestanding sign. Such sign shall have no more than 72

square feet of sign face divided between not more than two (2) sign faces. No one face shall exceed 36 square feet.

- D. **Institutional/Public and Industrial.** Each institutional/public use and each industrial use shall be permitted one (1) freestanding sign. Such sign shall have no more than 80 square feet of sign face divided among not more than two sign faces. No one face shall exceed 40 square feet.

**Shall be amended to add an item E Substitution Clause and reference requirements on material, color, and style in another section and then read as follows:**

- A. **Residential.** Residential subdivisions may erect freestanding identification signs. Such signs shall be located at the primary entrance(s) to the development/subdivision or at the beginning of the street upon which the development/subdivision connects directly to an arterial or collector street. Upon approval by the planning commission, a subdivision sign may be erected in a recorded sign easement provided that it does not pose a traffic hazard. Such signs shall be administered and maintained by an established homeowner's association or maintenance organization. Signs for such developments shall not exceed 50 square feet of sign face divided among not more than four (4) sign faces. No single sign face shall exceed 15 square feet. Such signs shall not be internally lit. The maximum height of a subdivision entrance sign shall be six feet.
- B. **Large Commercial.** Commercial developments, which contain more than 10,000 square feet of heated floor space open to the public shall be, permitted one (1) freestanding sign per site entrance but no more than two (2) identification signs for the development. Such signs shall have no more than 140 square feet of sign face divided among not more than four (4) sign faces for the development. No single sign face shall exceed 60 square feet. Signs must meet requirements of Article 1.6.6 on material, color, and style.
- C. **Small Commercial.** Commercial developments, which contain less than 10,000 square feet of heated floor space open to the public shall be, permitted one (1) freestanding sign. Such sign shall have no more than 72 square feet of sign face divided between not more than two (2) sign faces. No one face shall exceed 36 square feet. Signs must meet requirements of Article 1.6.6 on material, color, and style.
- D. **Institutional/Public and Industrial.** Each institutional/public use and each industrial use shall be permitted one (1) freestanding sign. Such sign shall have no more than 80 square feet of sign face divided among not more than two sign faces. No one face shall exceed 40 square feet. Signs must meet requirements of Article 1.6.6 on material, color, and style.
- E. **Substitution Clause:** Notwithstanding anything herein to the contrary, noncommercial copy may be substituted for commercial copy on any lawful sign structure.

Section 9:

**Article 1.7.2 that reads as follows:**

- 1.7.2 Height** The maximum height of any freestanding sign for a single user commercial/public institutional/industrial use shall not exceed six (6) feet above ground level with the exception of historical type signage which is allowed an eighteen inch increase for the structure. The maximum height of any freestanding sign for a multi-tenant use shall not exceed ten (10) feet above ground level. For multi-tenant uses, additional signage in one foot increments is allowed per additional tenant with a maximum of ten feet to include all tenants. The ground shall not have been artificially raised for the purpose of increasing the sign's height.

**Shall be amended as follows to read as follows:**

- 1.7.2 Height** The maximum height of any freestanding sign for a single user commercial/public institutional/industrial use shall not exceed six (6) feet above ground level with the exception of historical type signage which is allowed an eighteen inch increase for the structure. The maximum height of any freestanding sign for a multi-tenant use shall not exceed seven (7) feet above ground level. For multi-tenant uses, additional signage in one foot increments is allowed per additional tenant with a maximum of ten feet to include all tenants. The ground shall not have been artificially raised for the purpose of increasing the sign's height, although landscaping at the base of the sign structure shall be required to be installed to help integrate the signs with their sites and the planting area, or a berm including plants/flowers up to one and one-half foot (1.5'), shall be allowed with a gradual slope, and will not be included when calculating the height of the sign. Sign permit applications shall show landscaping proposed and be compatible with the overall site plan landscaping. All landscaping areas must comply with Article 1.6.7. Maintenance.

**Section 10:**

**Article 1.8.1 and 1.8.2 (Wall Signs) that read as follows:**

- 1.8.1 Retail** Wall signs for each retail use shall not exceed one square foot per linear foot of the front face of a single occupancy building or in the case of a multi-occupancy facility, the exterior wall surface of each establishment where principal customer access is provided. No single sign shall exceed 50 square feet with a signage limitation of three signs and 150 square feet. Signage on any one facade shall not occupy more than ten percent of that facade. Notwithstanding the provisions of this Article, each retail use or multiple retail uses sharing a common entrance shall be allowed to have at least one wall sign not to exceed 20 square feet. Signs shall be mounted in a flat fashion.

**1.8.2 Office** Wall signs for single tenant or multiple tenant office buildings shall be permitted one square foot of wall signage per linear foot of the front face of the building, provided that no single sign shall exceed 40 square feet with a total signage limitation of two (2) signs and 80 square feet. Signage on any one facade shall not occupy more than ten percent of that facade. Signs shall be mounted in a flat fashion. (*Ord. 99-10*)

**Shall be amended to read as follows:**

**1.8.1 Retail** Wall signs for each retail use shall not exceed one square foot per linear foot of the front face of a single occupancy building or in the case of a multi-occupancy facility, the exterior wall surface of each establishment where principal customer access is provided. No single sign shall exceed 50 square feet with a signage limitation of three signs and 150 square feet. Signage on any one facade shall not occupy more than ten percent of that facade. Notwithstanding the provisions of this Article, each retail use or multiple retail uses sharing a common entrance shall be allowed to have at least one wall sign not to exceed 20 square feet. Signs shall be mounted in a flat fashion and shall be mounted on the wall that contains the main entrance of the building except that buildings that front two public streets may have side façade signs provided that the total signage allowance does not exceed the maximum sign allowance for wall signs..

**1.8.2 Office** Wall signs for single tenant or multiple tenant office buildings shall be permitted one square foot of wall signage per linear foot of the front face of the building, provided that no single sign shall exceed 40 square feet with a total signage limitation of two (2) signs and 80 square feet. Signage on any one facade shall not occupy more than ten percent of that facade. Signs shall be mounted in a flat fashion and shall be mounted on the wall that contains the main entrance and store/office front of the building.

Section 11:

**Article 1.8.3. Canopy Signs that reads as follows:**

**1.8.3 Canopy Signs** Canopy signs shall be allowed for retail, and office uses. Such signs shall be counted in the total wall sign area and shall be placed directly in front of the location identifying the occupancy. Signage area for canopy signs shall be calculated for the area within a hypothetical rectangle formed around all lettering and graphics on the canopy. The building address shall not be calculated as part of the sign area provided that the address lettering is no larger than six (6) inches in height. Back lighting of canopy signs shall not be permitted.

**Shall be amended to read as follows:**

**1.8.3 Canopy Signs** Canopy signs shall be prohibited except for those allowed for retail, and office uses, in the designated Historic District. Such signs shall be counted in the total wall sign area and shall be placed directly in front of the

location identifying the occupancy. Signage area for canopy signs shall be calculated for the area within a hypothetical rectangle formed around all lettering and graphics on the canopy. The building address shall not be calculated as part of the sign area provided that the address lettering is no larger than six (6) inches in height. Back lighting of canopy signs shall not be permitted.

Section 12:

***A new section under Article 1.8.0 Wall Sign Standards shall be added to allow for hanging signs under protected overhangs or covered walkways of commercial buildings.***

***Add the following paragraph numbered 1.8.5 with a listed subsection to read as follows:***

1. Maximum shall be one (1) sign per building face per tenant. Maximum sign area shall be three (3) square feet, with an aggregate of six (6) square feet for both sides. Such signage shall not be counted in the allowable square footage allowed for the building wall or freestanding signage.
2. The bottom of the sign shall be a minimum of seven (7) feet above the walking surface. Maximum height at the top of the sign shall be eight and one-half (8.5) feet.
3. Sign may extend no more than three (3) feet from the building.
4. Signs are allowed to, and encouraged, to use company logo and company colors.
5. All hanging signs for a building must be the same size and shape, must use the same bracket type and the bracket must be the color of the door and window trim. Such signs are not allowed to swing and must be attached permanently.

Section 13:

**Article 1.10.2 B that reads as follows:**

- B. “Grand opening,” “going out of business,” and “now hiring,” signs of business and service.

**Shall be amended to delete “now hiring” and read as follows:**

- B. “Grand opening,” “going out of business,” signs of business and service.

**Article 1.10.4 B that reads as follows:**

**1.10.4. B Time Limits** Temporary signs shall be subject to the following time limits:

- B. **“Grand opening” and “Now hiring” Signs.** Temporary “grand opening” signs may be allowed one time only for a period not to exceed 14 days. Prior to the commencement of a new business, a temporary freestanding “now hiring” sign may be erected for a period not to exceed 14 days.

**Shall be amended to read as follows:**

- B. **“Grand opening” signs.** Temporary “grand opening” signs may be allowed one time only for a period not to exceed 14 days. Prior to the commencement of a new business, a temporary freestanding “now hiring” sign may be erected for a period not to exceed 14 days unless extended by the building official in order to allow other town permitting processes to be completed such as applying for a Certificate of Appropriateness through the Historic Zoning Commission. (Info only: The reference to now hiring signs is deleted since “now hiring” signs are moved to 1.4.0 H incidental signs.)

Section 14:

**Article 1.11.0 that reads as follows:**

#### **1.11.0 SIGN PERMIT ADMINISTRATION**

- 1.11.1 Sign Permit Required** Unless specifically exempted by Article 9 of this ordinance, a sign permit must be obtained from the Mayor or his designee prior to erecting, altering, or relocating a sign.
- 1.11.2 Sign Permit Application** The application requirements for a sign permit shall be established by the Town in a form and content appropriate to demonstrate that the sign will be in compliance with Article 9 of this ordinance. The Mayor or his designee shall have ten (10) days to review the application and render a decision to the applicant.
- 1.11.3 Master Signage Plan required** In developments where multiple tenants are proposed or multiple buildings are proposed, the owner is required to submit for approval to the Planning Commission, a master signage plan which indicates proposed locations and type of signage.
- 1.11.4 Regulatory Enforcement** The Mayor or his designee will periodically inspect signs in order to determine whether there are violations of this ordinance.
- 1.11.5 Violation Notice** A violation of this article is a violation of the Zoning Ordinance and is subject to the enforcement procedures and penalties of Section 9.6.0.

Impoundment/disposal of signs any sign(s) unlawfully erected off-premises or in the public right-of-way may be removed immediately by the Town and may be claimed at Town Hall during normal business hours after payment of a sign removal fee of \$10.00 per sign. The Town may dispose of any signs not claimed within three (3) days.

*Shall be amended to read as follows:*

#### **1.11.0 SIGN PERMIT ADMINISTRATION**

**1.11.1 Sign Permit Required** Unless specifically exempted under Article 1.4.0 of this ordinance, a sign permit must be obtained from the Mayor or his designee prior to erecting, altering, or relocating a sign.

**1.11.2 Sign Permit Application** The application requirements for a sign permit shall be established by the Town in a form and content appropriate to demonstrate that the sign will be in compliance with Appendix A of this ordinance. The Mayor or his designee shall have ten (10) days to review the application and render a decision to the applicant. The application must provide detailed description that includes material, dimensions, color, style, location and setback on site and illustration of proposed sign and comply with all aspects of this Appendix A and comply with Appendix E, Design Review Manual, Town of Nolensville Zoning Ordinance.

**1.11.3 Master Signage Plan required** All new non-residential developments where multiple tenants are proposed or multiple buildings are proposed, the owner is required to submit for approval to the Planning Commission, a master signage plan which indicates proposed locations and designs of all signs with the Site Plan application stage.

**1.11.4 Regulatory Enforcement** The Mayor or his designee will periodically inspect signs in order to determine whether there are violations of this ordinance.

**1.11.5 Violation Notice** A violation of this article is a violation of the Zoning Ordinance and is subject to the enforcement procedures and penalties of Section 9.6.0.

Impoundment/disposal of signs any sign(s) unlawfully erected off-premises or in the public right-of-way may be removed immediately by the Town and may be claimed at Town Hall during normal business hours after payment of a sign removal fee of \$10.00 per sign. The Town may dispose of any signs not claimed within three (3) days.

#### **Section 15:**

**Article 1.10.4 B that refers to “now hiring” signs under the temporary sign section shall be deleted. Add a phrase as to the 1.4.0 H section that reads: “Now hiring” signs shall be considered as incidental signs.**

**The revised section shall then read as follows:**

## **1.10.0 TEMPORARY SIGN STANDARDS**

**1.10.1 Permit Exemption** Temporary signs shall require a temporary sign permit from the Town. All temporary signage must be removed upon expiration of the permit. In addition, temporary signs shall be subject to the standards in this Article.

**1.10.2 Types** The following types of signs shall be classified as temporary signs:

- A. Special event signs (such as those which are used to promote a special event of a civic, philanthropic, athletic or religious nature).
- B. "Grand opening," "going out of business," and signs of business and service.
- C. Land subdivision or development signs.
- D. Signs advertising the sale or lease of property upon which they are located. Directional signs to properties for sale or lease are allowed off premises from Friday 4 p.m. to Monday 9 a.m.
- E. Political signs.
- F. Off-premises signs advertising produce grown and sold within a five-mile radius of Town Hall.
- G. Off-premises or on-premises special event signs such as those to promote non-profit organizations or those with direct benefit to the community.
- H. Agricultural product signs.

**1.10.3 Area, Height and Location** The area, height and location of any temporary sign shall conform to the following:

- A. **Area.** The total area of temporary signs shall not exceed 40 square feet except for real estate signs for residential property, which shall not exceed six (6) square feet per face and two (2) faces.
- B. **Height.** The maximum height of temporary signs shall not exceed six (6) feet, while the lower edge shall not exceed two (2) feet in height from the average grade.
- C. **Location.** No temporary sign shall be located as to obstruct or impair driver vision at business ingress-egress points and at intersections. Residential real estate signs shall be located no closer than six (6) feet from edge of curb.

**1.10.4 Time Limits** Temporary signs shall be subject to the following time limits:

- A. **Special Event Signs.** Special event signs may be erected no sooner than 14 days preceding a special event and shall be removed within 48 hours following the special event. The same or similar special event shall not be advertised more than four times a year.



- B. **“Grand Opening” Signs.** Temporary “grand opening” signs may be allowed one time only for a period not to exceed 14 days. Prior to the commencement of a new business, a temporary freestanding “now hiring” sign may be erected for a period not to exceed 14 days.
- C. **“Going-out-of-Business” Signs.** Such signs may be erected for a period not to exceed 30 days.
- D. **Signs Announcing the Subdivision of Land.** Such signs may be erected on the land being developed after receiving final subdivision approval by the Town, and shall be removed when 100 percent of the development lots are conveyed.
- E. **Signs Advertising the Sale or Lease of Property.** Such signs shall be removed within seven days after the property is sold or leased. All directional signs to such property shall be removed at the same time.
- F. **Produce signs.** Such signs as are allowed in Article may be erected during the marketing season for produce items and shall be removed immediately after the marketing season based on normal agricultural practices. Refer to Article 4 page 2 (E) Produce or Farm Stand.
- G. Temporary agricultural signs shall be permitted during normal seasonal duration.
- H. Business shall be able to use a temporary sign to advertise services or products for 14 days each quarter of the year.
- I. The limit of number of temporary signs on a property shall be two.

Section 16:

The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

\_\_\_\_\_  
Beth Lothers, Mayor

Attest: \_\_\_\_\_  
Town Recorder

Approved by: \_\_\_\_\_  
Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Passed 2<sup>nd</sup> Reading: \_\_\_\_\_